

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED
DEMOLITION OF THE SAN JOSÉ MEDICAL CENTER**

July 2007

PROJECT APPLICANT: San José Hospital, LP
CITY OF SAN JOSE FILE NO: PD07-008
APN: 467-14-001, -002, -003, -006, -007, -008, -009,
-010, -052, -082, -086, -087, -088, -089,
467-15-084

As the Lead Agency, the City of San Jose will prepare an Environmental Impact Report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. This EIR may be used by your agency when considering approvals for this project.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José Planning Division, Attn: Allen Tai, AICP
City Hall, 200 East Santa Clara Street, 3rd Floor, San José, CA 95113-1905
Phone: (408) 535-7866; Fax: (408) 292-6055; Email: Allen.Tai@sanjoseca.gov

The Department of Planning, Building and Code Enforcement of the City of San José will hold a Public Scoping Meeting for the EIR to describe the proposed project and the environmental review process and to obtain your verbal input on the EIR analysis for the proposal. This EIR Public Scoping Meeting is scheduled for **Thursday, August 9, 2007**. The Scoping Meeting will be held at the City Hall Council Wing Room W-118/119 from 6:30 to 8:30 p.m. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues. Written comments will be accepted until August 27, 2007.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Date: July 26, 2007

**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT FOR
DEMOLITION OF THE SAN JOSÉ MEDICAL CENTER
675 EAST SANTA CLARA STREET, SAN JOSÉ, CALIFORNIA**

July 2007

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project. Although an EIR is one of the first documents to be reviewed when considering a project, the document itself, including its certification, does not constitute project approval. The Planning Commission will consider certification of the EIR at a public hearing. The Planning Commission's decision to certify the EIR may be appealed to the City Council. Upon finding the EIR is complete and in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, the City may take action on the proposed demolition of the San José Medical Center.

The EIR for the proposed demolition will be prepared and processed in accordance with CEQA. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the contents of the EIR,
- A project description,
- A description of the existing environmental setting, environmental impacts of the project, and mitigation measures,
- Alternatives to the project as proposed, and
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) the growth-inducing impacts of the proposed project, and (c) cumulative impacts.

Project Location

The approximately 11-acre site is located on three city blocks bounded by East Santa Clara Street to the south, North 14th Street to the west, East Saint John Street to the north, and North 17th Street to the east. The site is east of downtown San José, and less than 200 feet west/southwest of Coyote Creek.

Project Description

The proposed project is the demolition of the San José Medical Center buildings, located at 675 East Santa Clara Street in central San José. A Planned Development (PD) Permit from the City of San José would be required for the demolition. The site currently contains 11 buildings, nine of which would be demolished as part of the proposed project. The buildings that would remain on site include the San José Mediplex Building (currently 725 East Santa Clara Street), and Building 800 (East Saint John Street northwest of the intersection of North 16th Street). The Mediplex building is occupied by several outpatient medical clinics including the Cancer Care Institute, and Building 800

is unoccupied.

The project does not include removing parking lots or any other asphalt or concrete-paved areas. All buildings included in the proposed demolition would be removed to ground level, and sub-grade open areas would be filled in. An estimated 2,048 truck loads or 51,200 cubic yards of demolition material would be removed from the site, and the demolition process is expected to take approximately six months. Utility lines and wells would be capped and/or closed until future development of the site. After demolition, the site would be enclosed by a fence and patrolled by private security personnel.

Any hazardous materials that are still in or on the buildings, including asbestos-containing materials and lead-based paint, would be removed in accordance with all applicable federal, state, and local regulations.

The site contains 271 trees, of which 33 are ordinance-sized. Twelve trees will likely be removed due to their proximity to the demolition activities, including two ordinance-sized trees.

Potential Environmental Impacts of the Project

The project EIR will identify the significant environmental effects anticipated to result from the project as proposed. The EIR will include at least the following specific environmental categories related to the proposed project:

Land Use: The proposed project site is located within an urban area of central San José, just east of downtown San José. Adjacent land uses include residential, commercial, offices, a San José Water Company well facility, Roosevelt Park, and Coyote Creek.

The EIR will describe the historic and existing land uses on the site and in the project area, in addition to the current General Plan and Zoning designations of the site. The EIR will describe impacts that could occur from the proposed demolition. Mitigation and avoidance measures will be identified, as necessary, for significant land use impacts.

Hazardous Materials: The EIR will review existing hazardous materials information prepared during the clean-up and closure of the hospital, in addition to any other regulatory information available. Impacts to the surrounding area and land uses from the proposed demolition will be discussed in the EIR, as appropriate. Project-specific and programmed mitigation measures to reduce these impacts to a less than significant level will be included, as necessary.

Hydrology and Water Quality: The proposed project is located less than 200 feet west of Coyote Creek, and is mostly covered with impervious surfaces. In addition to an analysis of flooding and drainage impacts, the EIR will also address water quality impacts from the proposed demolition of the buildings on site. The EIR will also include a discussion of the change in stormwater runoff generated by the proposed demolition and will identify any improvements necessary to avoid significant impacts from storm water runoff or flooding, as appropriate.

Air Quality: The EIR will describe the air quality conditions in the Bay Area and will evaluate the air quality impacts of the proposed demolition project. Short-term air quality impacts associated with demolition will be addressed. Detailed mitigation measures to control dust during demolition, and other air quality measures will be identified, as appropriate, for significant impacts.

Noise: The EIR will describe the existing noise conditions in the project area and address demolition noise impacts, including impacts to adjacent sensitive land uses. The EIR will also discuss conformance with City of San José noise guidelines and identify mitigation and avoidance measures for significant temporary noise impacts.

Cultural Resources: The EIR will address any existing cultural and historic resources on the site, including several hospital buildings over 50 years in age. Mitigation and avoidance measures will be identified for significant cultural resources impacts, as appropriate.

Biological Resources: Impacts to mature trees and other biological resources will be identified, and mitigation and avoidance measures will be identified, as necessary.

Traffic and Circulation: The proposed demolition will require the use of trucks and other heavy machinery. The EIR will discuss the impacts of these vehicles on traffic in the area, and will evaluate site circulation, access, and parking during demolition activities. Feasible mitigation measures will be identified to reduce traffic or circulation impacts, as appropriate.

Cumulative Impacts

The EIR will include a discussion of cumulative impacts of the proposed demolition in combination with other past, pending, and reasonably foreseeable future development in the area. The EIR will analyze and describe any significant cumulative impacts to which the project would contribute.

Alternatives

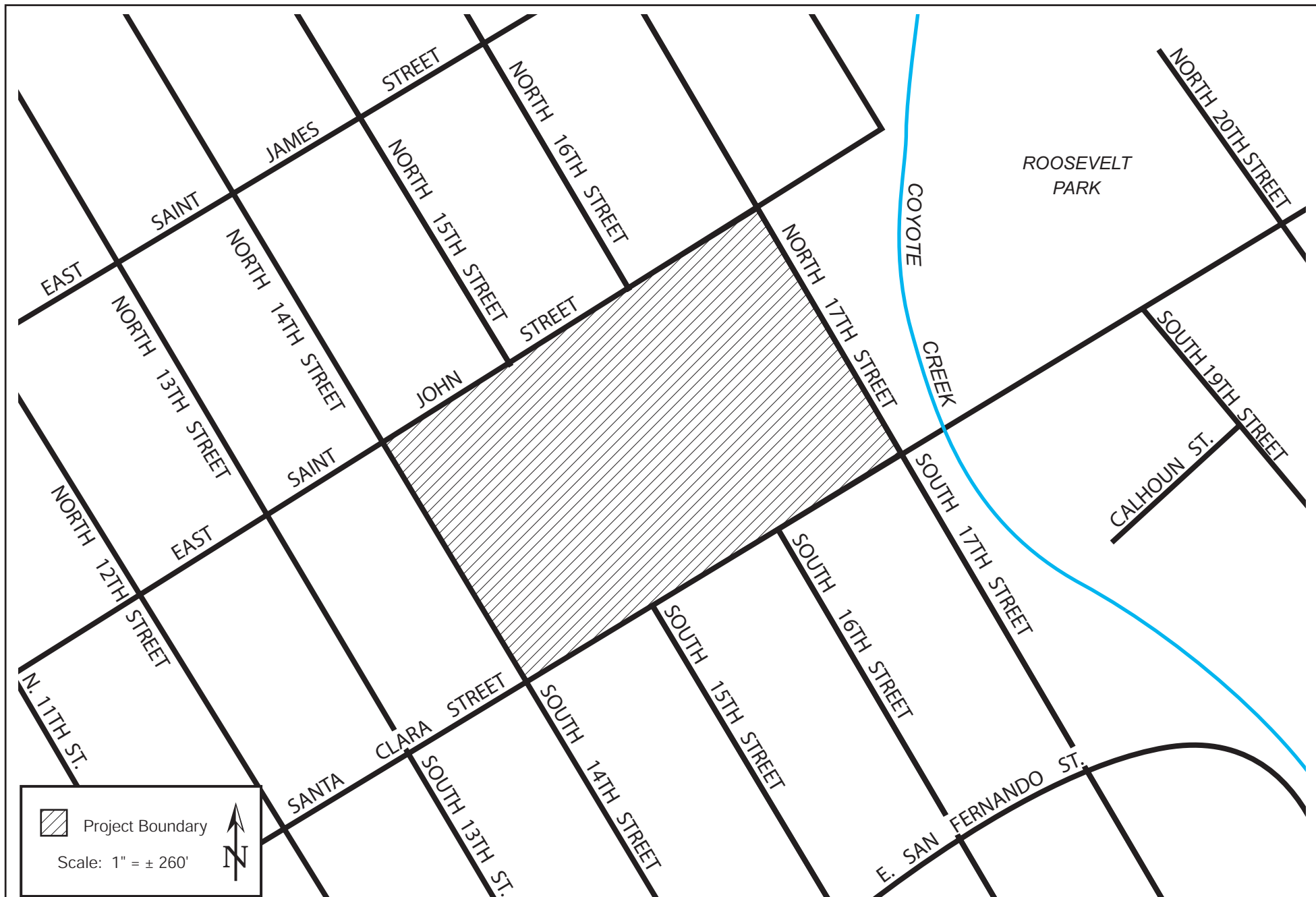
The EIR will evaluate possible alternatives to the proposed project, based on the results of the environmental analysis. In conformance with the requirements of CEQA, the alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the project's significant environmental effects. Depending on the impacts identified, the alternatives to be evaluated in the EIR could include, but are not limited to the following:

1. No Project Alternative (i.e., existing conditions);
2. Reduced Demolition Alternative; and
3. Phased Demolition Alternative.

The alternatives discussion will describe the environmental impacts and benefits of the alternatives, compared with the proposed project. In accordance with CEQA, the EIR will identify an environmentally superior alternative from the alternatives described, based on the number and degree of associated environmental impacts.

Other Required Sections

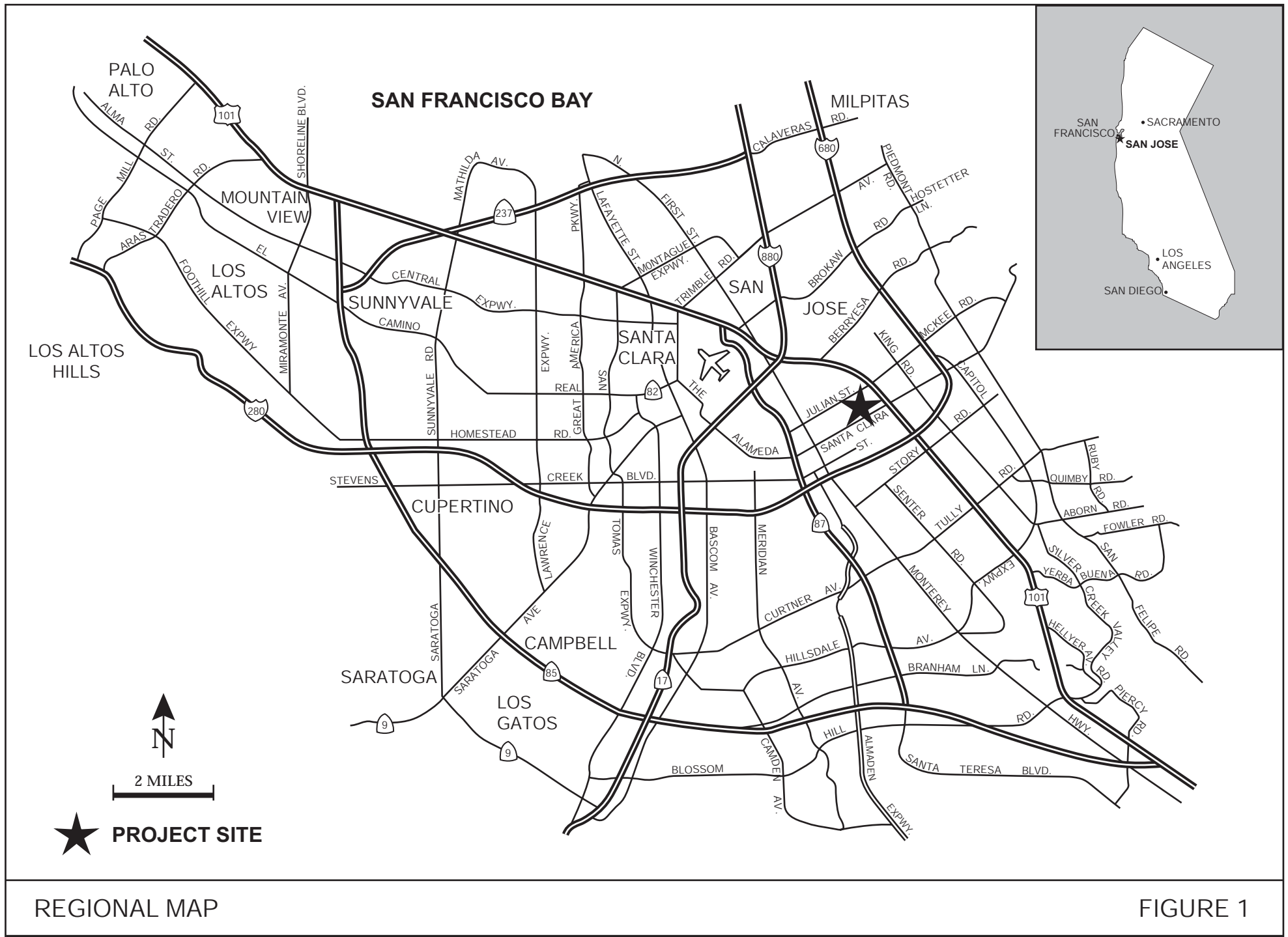
The above discussions identify and highlight the major topical issues to be addressed in the proposed EIR. In conformance with the CEQA Guidelines, the EIR will also include other information required for an EIR. These other sections include the following: 1) Consistency with General and Regional Plans; 2) Significant Unavoidable Impacts; 3) Growth Inducing Impacts; 4) EIR References and Organizations & Persons Consulted; and 5) EIR Authors.



VICINITY MAP

FIGURE 2





**NOTICE OF COMMUNITY MEETING AND PUBLIC SCOPING MEETING FOR
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR
THE PROPOSED DEMOLITION OF THE SAN JOSE MEDICAL CENTER
BUILDINGS, CITY FILE NO. PD07-008**

Location: San Jose City Hall, Council Wing Room W-118/119
200 East Santa Clara Street, San Jose, CA 95113
Date: Thursday, August 9, 2007
Time: 6:30 p.m. – 8:30 p.m.

Dear Neighbor,

The property owner of the San Jose Medical Center site, Hospital Corporation of America (HCA), and City of San José Planning Division staff would like to invite you to a community meeting to discuss the proposed demolition of the San Jose Medical Center buildings. The application on file with the City is a Planned Development Permit request (file no. PD07-008) to allow the demolition of nine buildings, totaling approximately 285,500 square feet, on the former San Jose Medical Center site. The buildings that would remain on the site include the San Jose Mediplex Building at 725 E. Santa Clara Street and Building 800 on E. Saint John Street (see Figure 2 on reverse).

The meeting also serves as an Environmental Impact Report (EIR) public scoping meeting for City staff to describe the proposed project's environmental review process, and to obtain your input on the EIR analysis for the proposal. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues. There will also be an open forum for questions and comments.

If you have any questions before the meeting, please contact::

Applicant:
Gary Schoennauer, Property Owner
Representative
Phone: (408) 947-1234
Email: GSchoennau@aol.com

City of San Jose
Planning Division:
Project Manager: Allen Tai
Phone: (408) 535-7866
Email: allen.tai@sanjoseca.gov

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-7709.

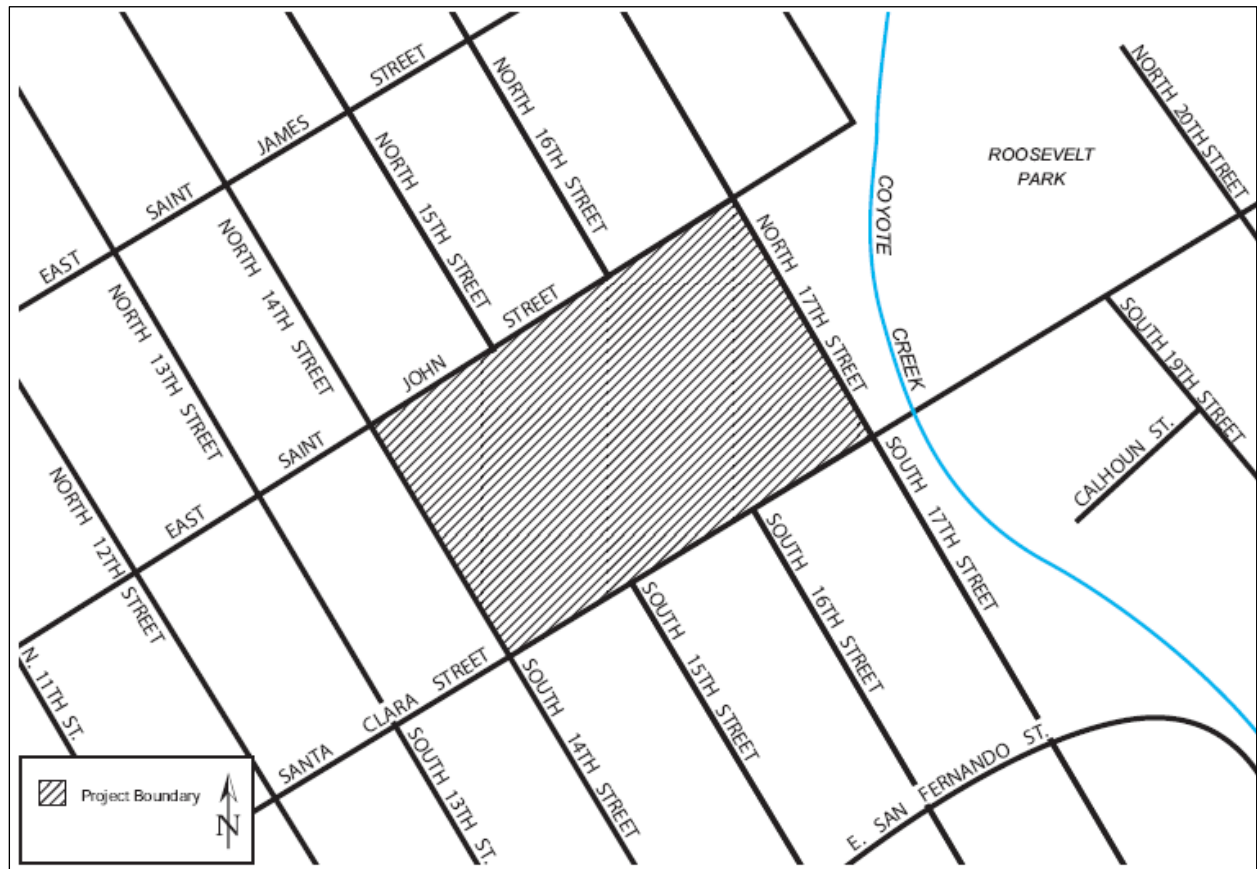


Figure 1

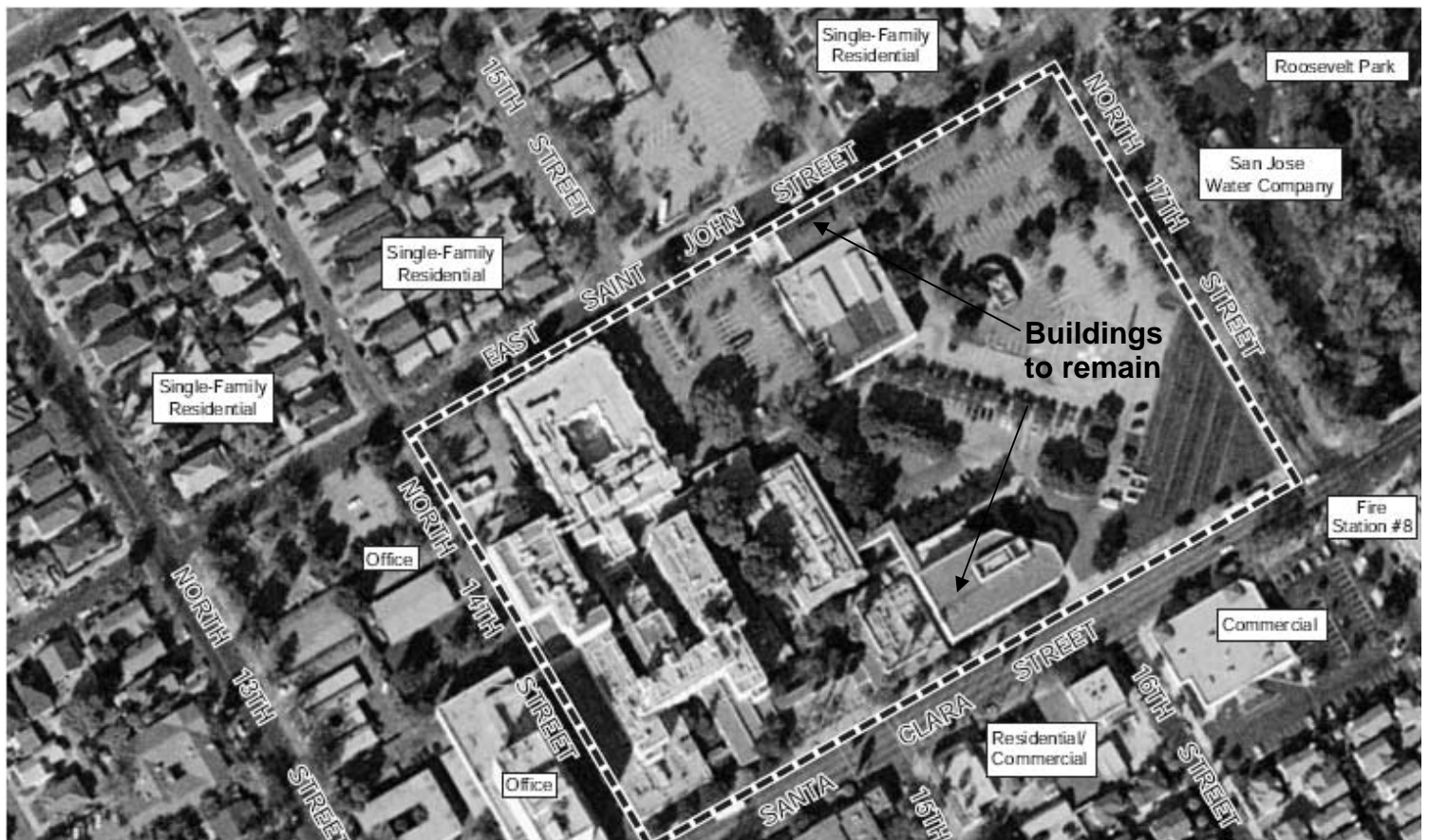


Figure 2